



Order Filed on May 3, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY

**Caption in Compliance with D.N.J. LBR 9004-1(b)**

Jenkins & Clayman  
412 White Horse Pike  
Audubon, NJ 08106  
856-546-9696

By: Eric J Clayman, Esq

In Re:

Sandra J. May,  
debtor

Case No.: 19-27812/JNP

Hearing Date: May 3, 2021

Chapter: 13

Judge: Jerrold N. Poslusny, Jr.

**AMENDED ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

Recommended Local Form: ☐ Followed ☒ Modified

The relief set forth on the follow

**DATED: May 3, 2021**

A handwritten signature in dark ink, appearing to read "J. Poslusny", is written over a horizontal line.

Honorable Jerrold N. Poslusny, Jr.  
United States Bankruptcy Court

After review of the Debtor's motion for authorization to sell the real property commonly known as 590 Livezey Street, Philadelphia, Pennsylvania 19128 (the Real Property).

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property on the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be used to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. ☐ In accordance with D.N.J. LBR 6004-5, the *Notice of Proposed Private Sale* included a request to pay the real estate broker and/or debtor's real estate attorney at closing. Therefore the following professional(s) may be paid at closing.

<b>Name of Professional:</b> James Chiodetti, Kershaw Real Estate
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Amount to be paid:	4%
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Services Rendered:	Real Estate Agent
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**OR:** ☒ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions and attorney's fees for the Debtor's attorneys on further order of this court.

4. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
5. The ☒ *balance of proceeds* or the ☐ *balance due on the debtor's Chapter 13 Plan* must be paid to the Chapter 13 Trustee in the Debtor's case. If non-exempt, these proceeds will increase the base to unsecured creditors.
6. A copy of the HUD settlement statement must be forwarded to the Chapter 13 Trustee 7 days after closing.
7. ☐ The debtor must file a modified Chapter 13 Plan not later than 21 days after the date of this order.

In re:  
Sandra J. May  
Debtor

Case No. 19-27812-JNP  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Date Rcvd: May 03, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on May 05, 2021:

Recip ID	Recipient Name and Address
db	+ Sandra J. May, 9 Brandywine Court, Egg Harbor Township, NJ 08234-4882

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: May 05, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on May 3, 2021 at the address(es) listed below:

Name	Email Address
Christian Del Toro	on behalf of Creditor PNC Bank National Association cdeltoro@martonelaw.com, bky@martonelaw.com
Christian Del Toro	on behalf of Creditor CONSUMER DEPARTMENT PNC BANK NATIONAL ASSOCIATION cdeltoro@martonelaw.com, bky@martonelaw.com
Denise E. Carlon	on behalf of Creditor PNC Bank National Association dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Eric Clayman	on behalf of Defendant Sandra J. May mail@jenkinsclayman.com connor@jenkinsclayman.com
Eric Clayman	on behalf of Debtor Sandra J. May mail@jenkinsclayman.com connor@jenkinsclayman.com
Eric Clayman	on behalf of Attorney Eric J. Clayman mail@jenkinsclayman.com connor@jenkinsclayman.com

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Form ID: pdf903

Total Noticed: 1

Frank J Martone

on behalf of Creditor CONSUMER DEPARTMENT PNC BANK NATIONAL ASSOCIATION bky@martonelaw.com

Isabel C. Balboa

on behalf of Trustee Isabel C. Balboa ecfmail@standingtrustee.com summarymail@standingtrustee.com

Isabel C. Balboa

ecfmail@standingtrustee.com summarymail@standingtrustee.com

Kevin Gordon McDonald

on behalf of Creditor PNC Bank National Association kmcdonald@kmlawgroup.com, bkgroup@kmlawgroup.com

Kyle Francis Eingorn

on behalf of Creditor McCormick 105 LLC keingorn@dbblegal.com

Kyle Francis Eingorn

on behalf of Plaintiff McCormick 106 LLC keingorn@dbblegal.com

Kyle Francis Eingorn

on behalf of Creditor McCormick 106 LLC keingorn@dbblegal.com

Michael E. Brown

on behalf of Creditor McCormick 105 LLC mbrown@dbblegal.com

Michael E. Brown

on behalf of Creditor McCormick 106 LLC mbrown@dbblegal.com

Rebecca K. McDowell

on behalf of Creditor JERSEY SHORE FEDERAL CREDIT UNION rmcowell@slgcollect.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 17